



**5 Grove Mews, Garrison Lane, Felixstowe, Suffolk, IP11 7TW**

**£275,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

**An exceptional terrace house within a gated development close to the Town Centre. The house has a living room, kitchen and cloakroom on the ground floor and two bedrooms, both with en-suites on the first floor. There is off road parking, a garage and sunny cottage garden to the Southwest. No onward chain.**

#### **COVERED PORCH**

With front door to Hall.

#### **HALL**

The stairs rise to the first floor from the hall and there is a radiator in the hall.

#### **CLOAKROOM**

Fitted with a two-piece white suite comprising wash basin and low-level WC. There is a radiator and an extractor fan in the cloakroom.

#### **LIVING ROOM (SW)**

16' 1" x 13' 6" (4.9m x 4.11m) The focal point of the room is a fireplace with inset gas fire with timber surround and mantle. There is a cupboard beneath the stairs and a radiator in the living room. Glazed external doors lead out onto the terrace.

#### **KITCHEN (NE)**

10' 11" x 10' 6" (3.33m x 3.2m) Fitted with a range of wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. There is a Tecnik gas hob and a Tecnik oven together with plumbing for a washing machine A cupboard houses the Ideal gas fired boiler.

#### **LANDING (SW)**

There is a radiator on the landing and access to the loft void.

#### **BEDROOM (NE)**

15' 10" x 9' 4" (4.83m x 2.84m) With fitted wardrobe cupboards along one wall, a radiator and an airing cupboard with double doors.

#### **EN-SUITE BATHROOM**

Fitted with a three piece white suite comprising panel bath with shower attachment and screen, pedestal wash basin and low level WC. There is a towel rail radiator in this bathroom and an extractor fan.

#### **BEDROOM (SW)**

8' 11" x 9' 1" (2.72m x 2.77m) With fitted wardrobes and a radiator.

#### **EN-SUITE SHOWER ROOM**

Fitted with a three-piece suite comprising shower, pedestal wash basin and low-level WC. There is a towel rail radiator and an extractor fan in this shower room.

#### **OUTSIDE**

This exclusive little development is approached via electric gates. The drive then leads round to the garages to the rear. There is allocated parking and parking for visitors too.

There is an awning on the rear elevation of the house.

Immediately in front of the dwelling is a gravel garden with shrubs and a path to the front door.

Immediately to the rear (Southwest) is a sunny cottage garden with a paved terrace and mature shrubbery and flower beds. There is a bin store and a pedestrian gate which leads out to the garage which is immediately outside the garden..

#### **GARAGE**

18' 6" x 8' 2" (5.64m x 2.49m) The garage is situated immediately outside the rear pedestrian gate from the garden.

#### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is C (72) with a potential of B (85) which is valid until August 2035.

**COUNCIL TAX BAND**

C

**AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

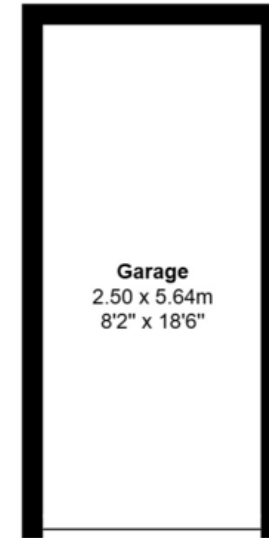
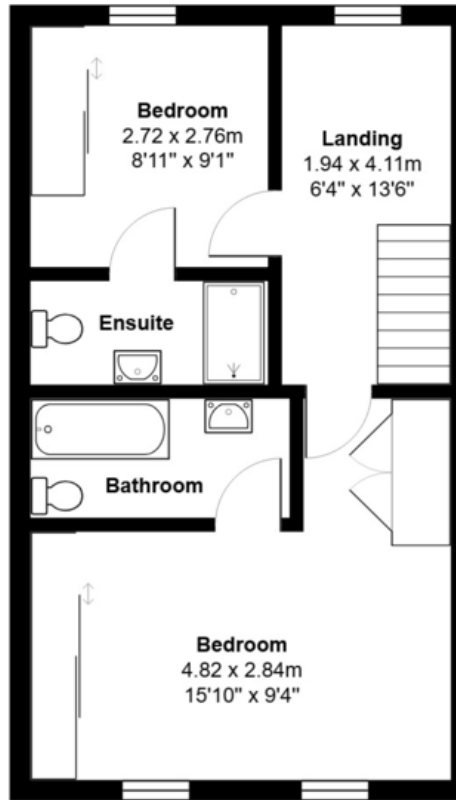
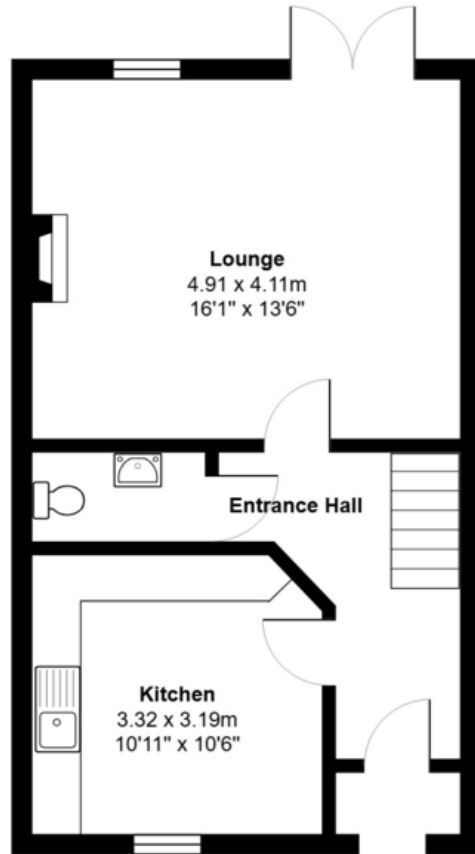
**VACANT POSSESSION ON COMPLETION**

**VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**







Total Area: 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup>